



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: May 15, 2014

Initiated By: Paul A. Hammersmith, Director of Engineering
Michael S. Sweder, Civil Engineer II

Re: Ordinance 44-14 – Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire 0.015 Acre, More or Less, Permanent Easement and .048 Acre, More or Less, Temporary Easement from Daryll Cramblit and Victoria Cramblit.

Background

The City of Dublin ("City") is preparing to construct a multi-use path along Dublin Road (the "Project"). The City is obtaining certain permanent property interests from various landowners to construct the path, as well as also acquiring temporary easements to perform minor grading and construction.

Darrell L. Cramblit and Victoria L. Cramblit (the "Grantors") own one of the properties from which the City desires a permanent easement and temporary easement. This property is identified as Parcel No. 273-000158 and is located at 355 South High Street, Dublin, OH 43017.

The City has reached an amicable resolution with the Grantors. This Ordinance authorizes the settlement of the matter for Twelve Thousand Six Hundred Fifty Dollars (\$12,650.00).

Acquisition

The City will be acquiring from the Grantors only those property interests necessary for the construction of the Project as depicted in the legal descriptions and maps attached to this memorandum. The City will be acquiring these property interests for their appraised value. The acquisition is detailed below:

Franklin County Parcel No. 273-000158

Property Interest Acquiring	Description	Appraised Value
Permanent Easement	0.015 Acres, more or less	\$3,150.00
Temporary Easement	0.048 Acres, more or less	\$2,000.00
Improvement Valuation	Landscaping, Vegetation and Trees	\$7,500.00
Total		\$ 12,650.00

Recommendation

Staff recommends Council dispense with the public hearing and approve Ordinance No. 44-14 by emergency to finalize settlement with Darrell L. Cramblit and Victoria L. Cramblit and continue moving forward with the Project.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. **44-14**

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE 0.015 ACRE, MORE OR LESS, PERMANENT EASEMENT AND 0.048 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM DARRELL L. CRAMBLIT AND VICTORIA L. CRAMBLIT, FOR THE PROPERTY LOCATED AT 355 SOUTH HIGH STREET FOR THE CONSTRUCTION OF A MULTI-USE PATH AS PART OF THE DUBLIN ROAD SOUTH PHASE 3 PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Dublin (the "City") is preparing to construct a multi-use path along Dublin Road (the "Project"); and

WHEREAS, said Project requires that the City obtain certain property interest within Franklin County Parcel No. 273-000158 owned by Darrell L. Cramblit and Victoria L. Cramblit (the "Grantors"), said property interest more fully described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto; and

WHEREAS, the City and the Grantors participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the sum of Twelve Thousand Six Hundred Fifty Dollars (\$12,650.00); and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantors.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a 0.015 acre, more or less, permanent easement, as well as a 0.048 acre, more or less, temporary easement for two (2) years, commencing on the date construction begins, from Darrell L. Cramblit and Victoria L. Cramblit, for the sum of Twelve Thousand Six Hundred Fifty Dollars (\$12,650.00), said property interest located within Franklin County Parcel No. 273-000158, and as more fully described and depicted in the attached Exhibits "A" and "B."

Section 2. This Ordinance is declared to be an emergency necessary for the immediate preservation of the public peace, health, safety, or welfare, and for the further reason that obtaining the property interests is necessary for the advancement of this Project. The ordinance shall therefore take effect immediately upon passage.

Passed this _____ day of _____, 2014.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

EXHIBIT A

1 of 1
08-009
33-P
CIP
PARCEL
PROJECT DUBLIN MUP
Version Date 11/01/13

**PARCEL 33-P
DUBLIN ROAD SOUTH MULTI-USE PATH
PERPETUAL EASEMENT
FOR UTILITIES, GRADING, and a MULTI-USE PATH**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 9 of the subdivision entitled SOUTH CIVIC ADDITION, as recorded in Plat Book 22, Page 71, and as conveyed to Darrell L. and Victoria L. Cramblit, by deed of record in Official Record 23780 B15, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found marking the northeast corner of said Lot 9 in the existing westerly right-of-way line of Dublin Road, being 30.00 feet left of centerline station 163+81.64;

Thence South 20 deg. 43 min. 23 sec. West, a distance of 82.00 feet along the easterly line of said Lot 9, and along the existing westerly right-of-way line of Dublin Road, to the southeast corner of said Lot 9 being 30.00 feet left of centerline station 162+99.64;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 8.32 feet along the southerly line of said Lot 9, to a point being 38.00 feet left of centerline station 162+97.37;

Thence North 20 deg. 43 min. 23 sec. East, a distance of 82.00 feet across said Lot 9 to a point in the northerly line of said Lot 9, being 38.00 feet left of centerline station 163+79.37;

Thence South 85 deg. 07 min. 37 sec. East, a distance of 8.32 feet along the northerly line of said Lot 9 to the **Point of Beginning**, containing 0.015 acres, more or less.

Of the above described area, 0.015 acres are contained within Franklin County Auditor's Parcel 273-000158.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), using the bearing of South 20 deg. 27 min. 34 sec. West, as derived from a GPS survey in 2008 occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Official Record 23780 B15, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

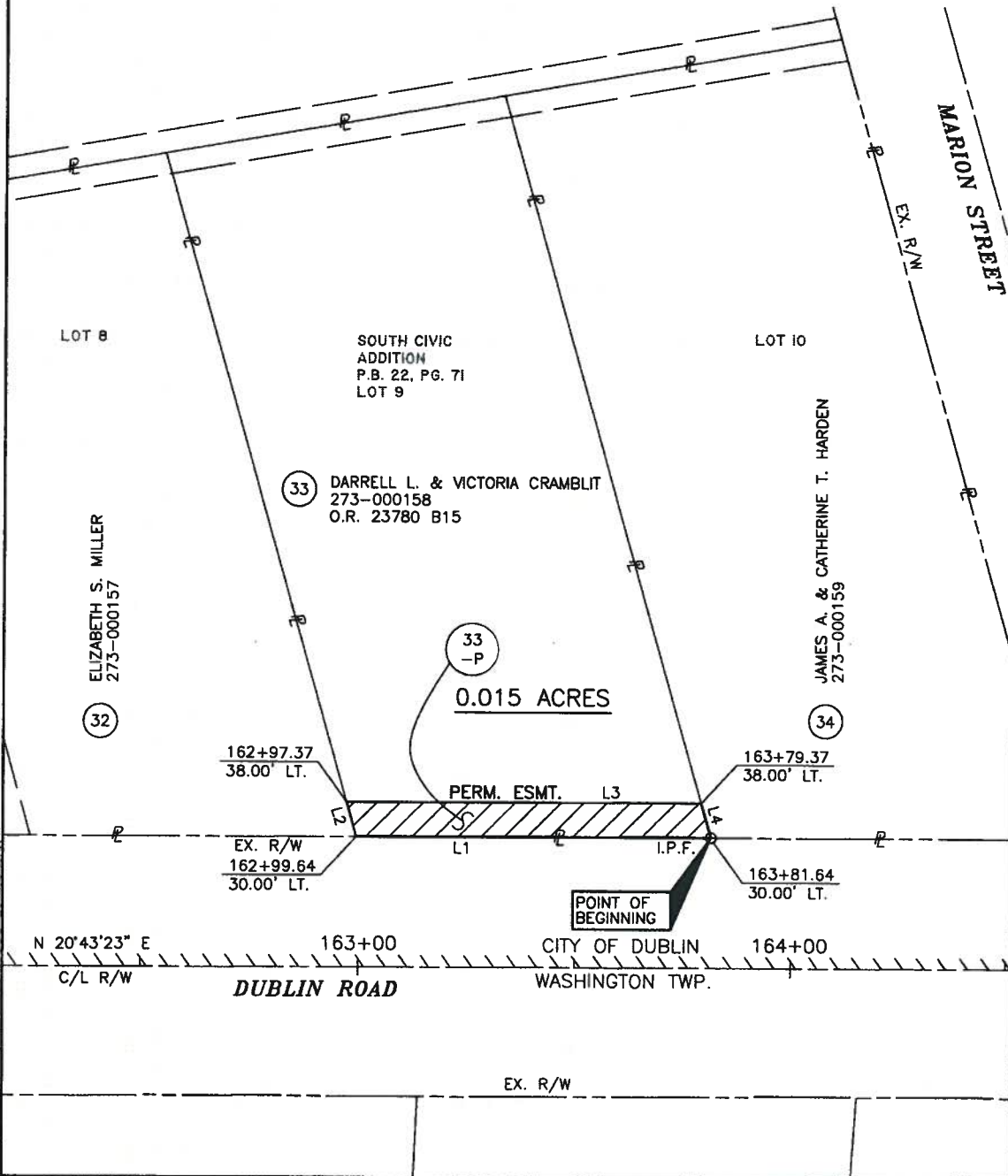
Steven E Rader 11/3/13
Registered Surveyor No. 7191 Date

EXHIBIT B



MONUMENT LEGEND

- R.R.S. FOUND
- REBAR FOUND
- IRON PIN FOUND
- ⊙ R/W MONUMENT FD
- 3/4" IRON PIN SET



NUMBER	DIRECTION	DISTANCE
L1	S 20°43'23" W	82.00'
L2	N 85°07'37" W	8.32'
L3	N 20°43'23" E	82.00'
L4	S 85°07'37" E	8.32'

BASIS OF BEARINGS

THE PROJECT BEARING DATUM IS BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (86), USING THE BEARING OF S 20°27'34" W AS DERIVED FROM A GPS SURVEY OCCUPYING FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 73", AND "FCGS 6642 RESET".



PARCEL 33-P
DUBLIN ROAD SOUTH
MULTI-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



SCALE IN FEET
Prepared By



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Stantec

Steven E. Rader
Registered Surveyor #7191

11/3/13
Date

EXHIBIT A

CIP	1 of 2
PARCEL	08-009
PROJECT	33-T
Version Date	DUBLIN MUP 05/18/12

**PARCEL 33-T
DUBLIN ROAD SOUTH MULTI-USE PATH
TEMPORARY EASEMENT
TO RECONSTRUCT A DRIVE**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 9 of the subdivision entitled SOUTH CIVIC ADDITION, as recorded in Plat Book 22, Page 71, and as conveyed to Darrell L. and Victoria L. Cramblit, by deed of record in Official Record 23780 B15, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at an iron pin found marking the northeast corner of said Lot 9 in the existing westerly right-of-way line of Dublin Road, being 30.00 feet left of centerline station 163+81.64;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 8.32 feet along the northerly line of said Lot 9, to the **Point of True Beginning** of the herein described parcel, being 38.00 feet left of centerline station 163+79.37;

Thence South 20 deg. 43 min. 23 sec. West, a distance of 82.00 feet across said Lot 9 to a point being 38.00 feet left of centerline station 162+97.37;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 7.28 feet along the southerly line of said Lot 9, to a point being 45.00 feet left of centerline station 162+95.39;

Thence the following three (3) courses and distances across said Lot 9;

1. Thence North 20 deg. 43 min. 23 sec. East, a distance of 39.61 feet to a point being 45.00 feet left of centerline station 163+35.00;
2. Thence North 85 deg. 07 min. 37 sec. West, a distance of 31.44 feet to a point being 75.24 feet left of centerline station 163+26.41;
3. Thence North 04 deg. 59 min. 40 sec. East, a distance of 40.77 feet across said Lot 9 to a point in the northerly line of said Lot 9, being 86.30 feet left of centerline station 163+65.66;

Thence South 85 deg. 07 min. 37 sec. East, a distance of 50.21 feet along the northerly line of said Lot 9 to the **Point of True Beginning**, containing 0.048 acres, more or less.

EXHIBIT A

	2 of 2
CIP	08-009
PARCEL	33-T
PROJECT	DUBLIN MUP
Version Date	05/18/12

Of the above described area, 0.048 acres are contained within Franklin County Auditor's Parcel 273-000158.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), as established from a GPS survey in 2008, occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Official Record 23780 B15, of the Recorder's Office, Franklin County, Ohio.

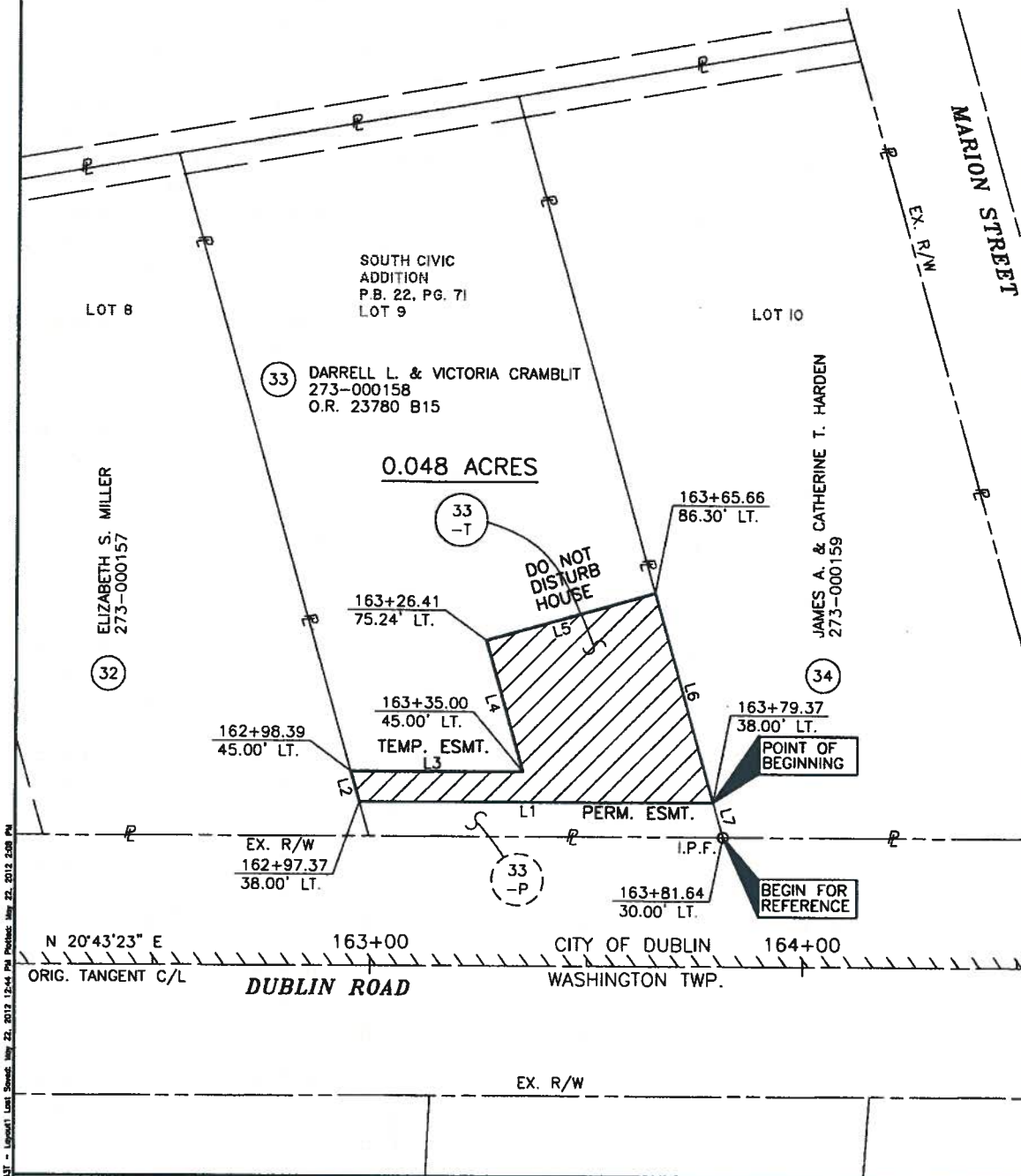
A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

Steven E. Rader 5/22/12
Registered Surveyor No. 7191 Date

EXHIBIT B



NUMBER	DIRECTION	DISTANCE
L1	S 20°43'23" W	82.00'
L2	N 85°07'37" W	7.28'
L3	N 20°43'23" E	39.61'
L4	N 85°07'37" W	31.44'
L5	N 04°59'40" E	40.77'
L6	S 85°07'37" E	50.21'
L7	N 85°07'37" W	8.32'

BASIS OF BEARINGS

THE PROJECT BEARING DATUM IS BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (86), AS MEASURED USING G.P.S. METHODS THROUGH THE FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 73", AND "FCGS 6642 RESET".

MONUMENT LEGEND

- R.R.S. FOUND
- REBAR FOUND
- IRON PIN FOUND
- MONUMENT BOX
- 3/4" IRON PIN SET



PARCEL 33-T
DUBLIN ROAD SOUTH
MULTI-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Stantec

Steven E. Rader 5/22/12
Registered Surveyor #7191 Date

RADER, STEVEN E. (12/20/07) Surveyor License No. 7191, State of Ohio, Exp. 12/20/12. This drawing was prepared by Steven E. Rader, Registered Professional Surveyor #7191, State of Ohio, on May 22, 2012 at 12:44 PM. Project: Hwy 22, 2012 2508 PM.